134.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,200 / 1,080,200
					USE VALUE:	1,080,200 / 1,080,200
					ASSESSED:	1,080,200 / 1,080,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LALOR CECILY
Owner 2:	WIDMER DANIEL
Owner 3:	
Street 1:	43 BEDFORD RD
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	MCKEW JOHN C -
Owner 2:	MAYS MARGOT -
Street 1:	93 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Brick Veneer Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8691.000	467,500		612,700	1,080,200
Total Card	0.200	467,500		612,700	1,080,200
Total Parcel	0.200	467,500		612,700	1,080,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 579.20 | /Parcel: 579.20

Legal Description

User Acct 86230

GIS Ref

GIS Ref

Insp Date 05/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	467,500	0	8,691.	612,700	1,080,200		Year end	12/23/2021
2021	101	FV	439,600	0	8,691.	612,700	1,052,300		Year End Roll	12/10/2020
2020	101	FV	439,500	0	8,691.	612,700	1,052,200	1,052,200	Year End Roll	12/18/2019
2019	101	FV	365,800	0	8,691.	646,700	1,012,500	1,012,500	Year End Roll	1/3/2019
2018	101	FV	365,800	0	8,691.	476,500	842,300	842,300	Year End Roll	12/20/2017
2017	101	FV	365,800	0	8,691.	456,100	821,900	821,900	Year End Roll	1/3/2017
2016	101	FV	365,800	0	8,691.	422,100	787,900	787,900	Year End	1/4/2016
2015	101	FV	324,500	0	8,691.	354,000	678,500	678,500	Year End Roll	12/11/2014

!10445!

PRINT

Date	Time
12/30/21	10:43:02

LAST REV

Date	Time
06/04/18	11:24:40
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKEW JOHN C,	57524-381		9/27/2011		663,525	No	No		
MESSINA CARMELA	46495-513		11/17/2005		635,000	No	No		
MESSINA CARMELA	29329-504		11/5/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
12/27/2011	MLS	EMK	Ellen K
11/19/2008	Meas/Inspect	345	PATRIOT
3/23/2006	MLS	MM	Mary M
11/25/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8691		Sq. Ft.	Site		0	90.	0.78	10									612,658						612,700	

Total AC/HA:	0.19952	Total SF/SM:	8691	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	612,658	Spl Credit		Total:	612,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21300268
Const Adj.:	1.02089775
Adj $ / SQ:	167.177
Other Features:	87300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574375
Depreciation:	106834
Depreciated Total:	467542

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2008
General:	

RES BREAKDOWN

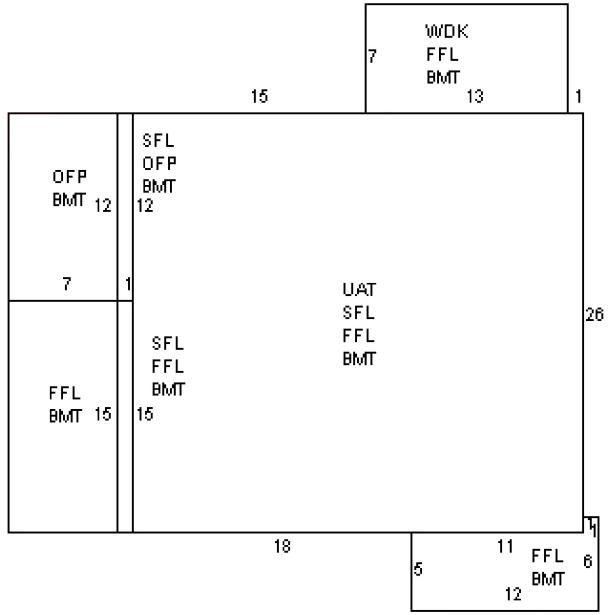
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.28
Special Features:	0	Val/Su Net:	137.54
Final Total:	467500	Val/Su SzAd	250.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,151	50.150	57,726
FFL	First Floor	1,055	167.180	176,372
SFL	Second Floor	810	167.180	135,414
UAT	Upper Attic	196	66.870	13,090
OFP	Open Porch	96	34.390	3,302
WDK	Deck	91	16.330	1,486
	Net Sketched Area:	3,399	Total:	387,390
Size Ad	1865	Gross Area	3986	FinArea 1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

PARCEL ID

134.0-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	